

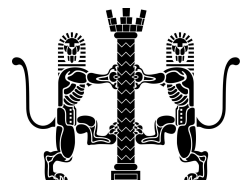
**Proposed Construction Of New Detached
Property
At
Land Adjacent To Flint House
North End, SG8 9SD**

Planning, Design & Access Statement

Job No.: 2309791

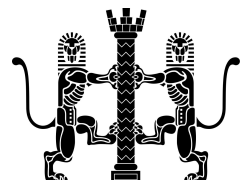
REV: -

15 April 2024



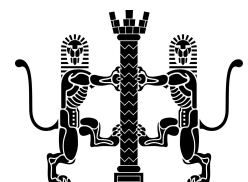
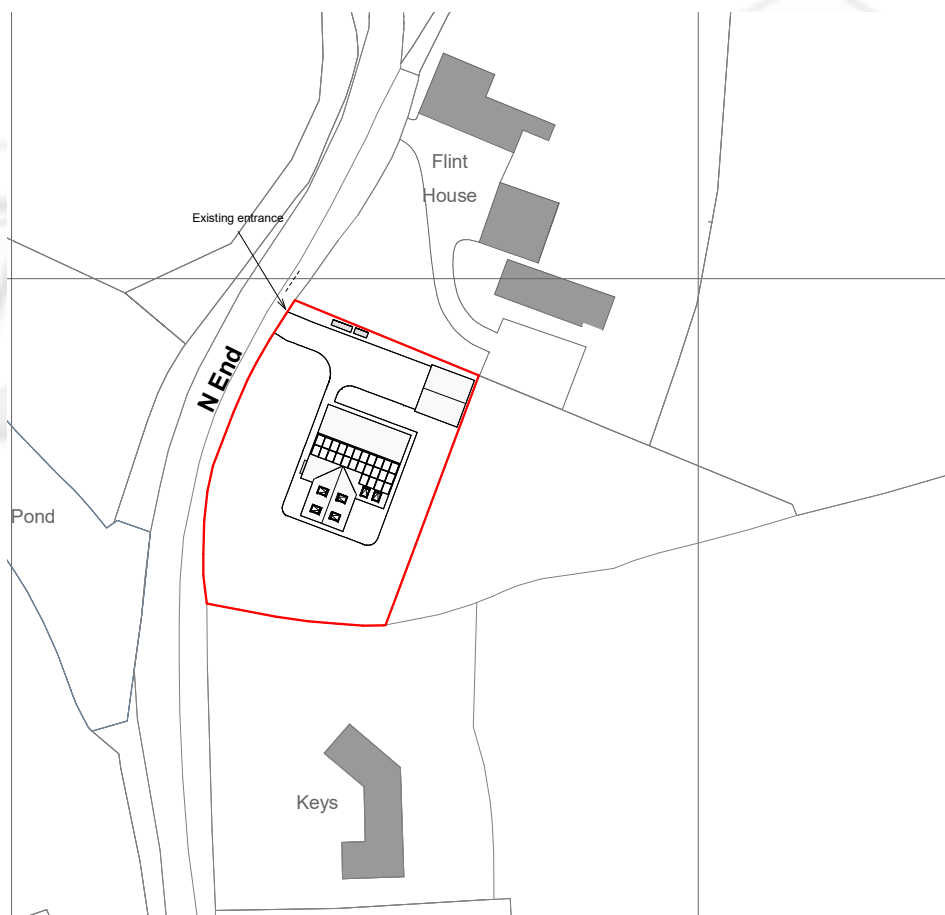
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1 Introduction & Brief

- 1.1 The client approached Domus Architects + Project Mangers Ltd with a brief to design a new dwellinghouse adjacent to Flint House, North End, SG8 9SD
- 1.2 The property is not within the Conservation Area .
- 1.3 The development does not extend the built core of Kelshall as a Category B village
- 1.4 This planning application seeks planning permission for the erection of 1no. detached 5 bedroom house.
- 1.5 The purpose of the application is to provide much needed housing stock in the area.
- 1.6 The site is currently an underused piece of land comprising of grass, hedges and trees.
- 1.7 This application recommends bring the land into more productive use and providing a new sustainable dwellinghouse.



- 1.8 Pre application advice was sought and received from North Herts Council in February 2024 (23/02878/PRE). This proposed a scheme of five bedroom detached house. Over the last few months the scheme has been through a design process resulting in the scheme being submitted in line with the Officer's comments.

2. Description Of The Site And Surroundings

- 2.1 The site is located on the east side of the North End. The land is located between 2 other dwellings.
- 2.2 The site is currently vacant and has an existing gate access from North End for site access.
- 2.3 A timber fence currently separates the land from the highway and neighbouring dwellings.
- 2.4 The surrounding area is predominantly residential and comprises a mix of dwelling houses both in size and style.
- 2.5 The site intends to extend the form of residential development within the context of the surrounding environment.
- 2.6 The total site area measures 2322 m.sq or 0.232 hectare.
- 2.7 The floor area of the property, which will become five bedroom dwellings will be 163m.sq
- 2.8 The private amenity space for the dwellings will be 895m.sq
- 2.9 The materials proposed for the current proposal are to be agrarian, black timber weatherboarding and natural slate roof tiles, The double garage would be dual-pitched and utilise similar materials to the proposed dwelling.



3D View - FRONT 2

3. Planning Policy

3.1 The Policy Framework surrounding the application comprises the following documents:

National Planning Policy Framework (generally and specifically);

Section 2 – Achieving sustainable development

Section 5 – Delivering a sufficient supply of homes

Section 8 - Promoting healthy communities

Section 9 - Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well designed and beautiful places

Section 16 – Conserving and enhancing the historic environment.

North Hertfordshire Local Plan 2011 - 2031

Policy SP1 Sustainable Development in North Hertfordshire

Policy SP2 Settlement Hierarchy and Spatial Distribution

Policy SP8 Housing

Policy SP9 Design and Sustainability

Policy SP10 Healthy Communities

Policy T2 Parking

Policy CGB1 Rural Areas beyond the Green Belt

Policy D1 Sustainable Design

Policy D3 Protecting living conditions

Policy D4 Air Quality

Policy NE12 Renewable and low carbon energy development

Vehicle Parking at New Developments SPD - November 2011

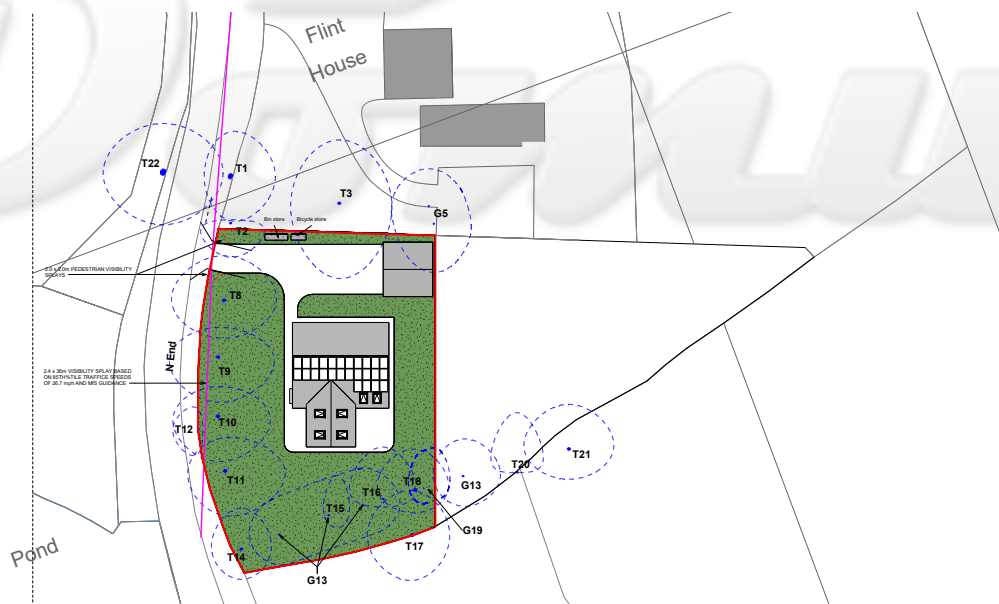
4. Planning Statement

	Minimum space standards for new dwellings				
	GIA	NO. OF PERSONS	MINIMUM GIA (m2)	NO. OF BED	PARKING
	230.12	9	128	5	4
	Amenity area: 875.9m2				

5. Design Approach

Design Process

- 5.1 North End has a mix of residential house varying in age and style.
- 5.2 The proposed dwelling house draws it's design vernacular from the rural and agrarian setting whilst provides scale and balance. The citing maintains the openness between the adjoining dwelling houses.
- 5.3 Assessment of the buildings within the locality leads to the conclusion that the design adopted is appropriate.



Use

5.4 The proposed use is for residential purposes.

5.5 The proposed use is in character with the area.

Layout

5.6 The site is located within the established residential road known as North End.

5.7 There is currently three flats located on the site.

Scale

5.8 The scale of the dwelling relates to other adjacent dwellings.

Appearance

5.9 The design reflects the domestic nature and use of the buildings.

5.10 External materials of black timber weatherboarding and natural slate roof tiles are in character with the surrounding area.

5.11 The dwelling house features relate to the appearance of those within the area and they are not a discordant feature.

5.12 The material selected compliment and maintain the theme of surface materials already used within the street scene

- ① Charred Accoya uses Shou Sugi Ban, an ancient Japanese architectural technique used to preserve wood by charring the surface with a hot flame producing a beautiful dark finish with exquisite snakeskin appearance and texture.

The process involves charring the wood, cooling it, cleaning off any soot or burnt debris on the surface, and then finishing the boards with an oil. When fire is applied to wood boards, the burning process creates a thin layer of carbon on the wood surface, which is what we see as burnt wood. This carbon layer protects the interior wood in very much the same way that stains or sealants would.

Shou Sugi Ban enhances the durability and is a natural means of preserving wood without chemicals, paints, and other surface treatments. It is very low maintenance and naturally resistant to insects as well as moisture damage.

The Shou Sugi Ban process is environmentally friendly and doesn't contribute to harmful pollution. There are no chemicals present in this cladding to potentially leach into the environment and it's entirely safe for homes with children.



- ② A natural slate roof is a roofing system that uses thin, flat pieces of slate rock as the primary roofing material. Slate is a metamorphic rock that is durable, fire-resistant, and has a distinctive appearance. The use of natural slate for roofing has been a traditional practice for centuries and is known for its longevity and aesthetic appeal.

Characteristics of natural slate roofs:

Material: Natural slate is quarried and cut into thin, flat sheets. It is available in various colors, including gray, green, purple, and red, depending on the region and composition of the slate.

Durability: One of the most notable features of natural slate is its durability. A well-maintained slate roof can last for over a century, making it a long-term roofing solution.

Weather Resistance: Natural slate is resistant to weathering, including rain, snow, and hail. It is also highly resistant to temperature fluctuations and can withstand freeze-thaw cycles without cracking.

Fire Resistance: Slate is a non-combustible material, making it highly resistant to fire. This property enhances the overall safety of structures with slate roofs.

Maintenance: While natural slate is low-maintenance compared to some other roofing materials, occasional inspections and repairs may be necessary to address any damaged or displaced slates.



6. Access

- 6.1 Access shall be maintained as existing and there will be no alteration to the parking requirements of the site

Transport Link

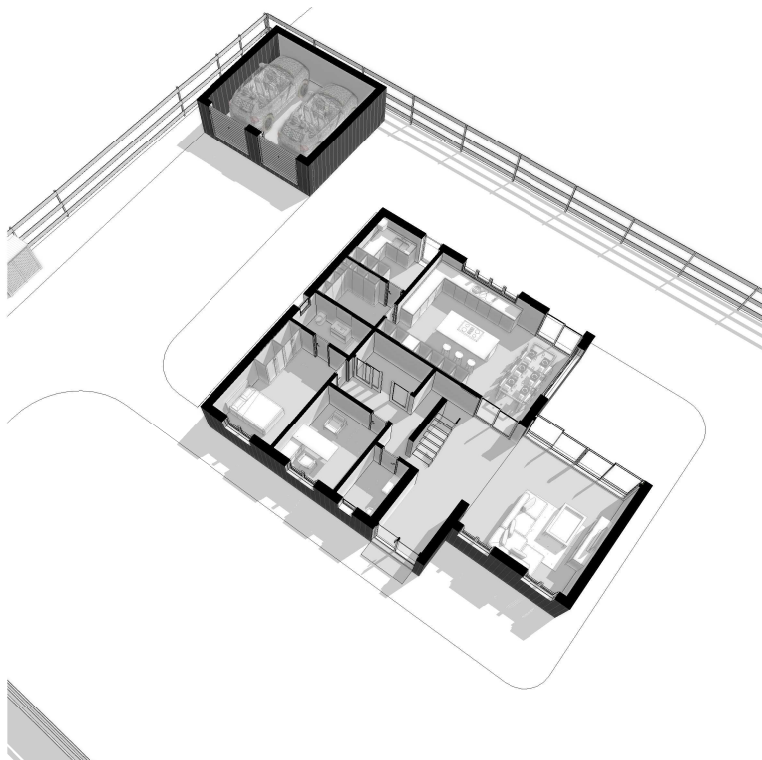
- 6.2 North End is 3miles away from Ashwell & Morden Railway Station which runs between London Kings Cross and Cambridge. Additionally there is a good bus service from Kelshall to the surrounding areas.

Road Layout

- 6.3 The existing road layout remains unchanged.

Inclusive Access

- 6.4 The scheme provides for inclusive access without limitation by way of age, disability, ethnic or social groupings.



7. Summary

7.1 The proposal is in keeping with the genius loci and will be achieved through the carefully considered alterations which have been designed, in our opinion, to a high quality.

These proposed alterations are in keeping with the materials of the existing building and similar to other properties in proportion.

7.2 The character and appearance of the property has been maintained whilst in keeping with similarly approved dwellinghouses.

